



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 North Lowell Rd., Windham, New Hampshire 03087

(603) 432-3806 / Fax (603) 432-7362

www.WindhamNH.gov

Planning Board Agenda

Wednesday April 6, 2016

7:00pm @ Community Development Department

Call to Order/Attendance/Pledge of Allegiance

Public Hearings – Continued from March 2, 2016

Case 2015-32 Minor Site Plan/Change of Use 26 Haverhill Road (Lot 11-A-315)

A Minor Site Plan Application has been submitted for 26 Haverhill Road (11-A-315), located in the Limited Industrial District. The applicant, Joseph Maynard of Benchmark Engineering, Inc., on behalf of the property owner Macmulkin Chevrolet, is proposing to amend the previously approved Site Plans (from 1977, 1988, 1993, and 2000) to allow a contractor's yard, manufacturing enterprises, storage yard, minor repair shop office, and commercial service establishment. In addition, a paved driveway is proposed to connect 22 Haverhill Road (11-A-317).

Public Hearings

Case 2016-7 Preliminary Major Site Plan for 33 Indian Rock Road (Lot 11-C-1000)

A Preliminary Major Site Plan Application has been submitted for 33 Indian Rock Road (Lot 11-C-1000) in Business Commercial District A. The applicant, Karl Dubay, of The Dubay Group, on behalf of the property owner, Candela Investments, LLC., is proposing to redesign the existing driveway, parking, interior traffic flow and site lighting.

Case 2016-8 Minor Site Plan/Change of Use Application for 49 Range Road (18-L-400)

A Minor Site Plan/Change of Use Application has been submitted for 49 Range Road (Lot 18-L-400) in the Professional, Business and Technology District and Cobbetts Pond and Canobie Lake Watershed Protection District. The applicant, Peter Zohdi of Edward N. Herbert's Office, on behalf of Mashop Development, is proposing to change the approved use from a 4,300 sqft professional office to a 125 seat restaurant & lounge. Proposed site changes include minor parking lot reconfiguration, adding outdoor seating, adding an outside walk-in cooler, relocating the dumpster and adding an additional septic system. Per Section 303.5 of the Site Plan Regulations, if the application does not qualify as a Minor Site Plan then it will be deemed a Major Site Plan & the application will be heard as a Preliminary Major Site Plan Application

Case 2019-9 Home-Based Daycare/Customary Home Occupation for 27 Fletcher Road (25-R-840)

A Home-Based Daycare/Customary Home Occupation application has been submitted for 27 Fletcher Road (Lot 25-R-840) in the Rural District. The applicant, Nicole Ignacio, on behalf of the property owner Timothy Ignacio, is proposing a Family-Group Daycare Home to operate M-F- 7am-6pm to care for 6 children with one employee. Approximately 22% of the living space will be used and no on-street parking or signage is being proposed.

No new business after 10pm unless agreed to by the Planning Board. Any remaining items will be placed on the agenda for the next available Planning Board meeting. Information pertaining to any item on the agenda is available for public review at the Community Development Department during normal business hours or by calling for information at (603) 432-3806. To ensure timely inclusion among the Board's written materials, written/emailed statements submitted in lieu of a personal appearance should be received by the Community Development Department by noon the Friday preceding the applicable hearing or workshop date. The Board will attempt but cannot guarantee timely review & consideration of written/emailed statements received after that time.

Case 2016-10 Preliminary Major Site Plan/WWPD Special Permit Application for 13 & 15 Indian Rock Road (11-A-250 & 11-A-530)

A Preliminary Major Site Plan Application and WWPD Special Permit Application has been submitted for 13 & 15 Indian Rock Road (Lots 11-A-520/530) in the Village Center and WWPD Districts. The application is for 2 buildings – Building A will contain 1,290sqft retail and 2,280sqft bank with a drive thru – and Building B will be 2-stories and contain 6,300sqft retail and 6,300 sqft office. Associated parking, lightning, landscaping, drainage and site improvements are proposed. This property is subject to the provisions of Section 719 of the Zoning Ordinance - Historic Building/Structure Demolition/Substantial Modification Delay Ordinance.

Meeting Minutes – Review and Approve

- March 16th
- March 23rd

Highclaire Open Space Subdivision Compliance Hearing – Discussion of Intent

2016 Special Town Meeting – Discussion on Process and Board of Selectmen Meeting

Member Binder Update - Table of Contents

Old/New Business (Not to include discussion of pending applications or decisions on matters requiring public notice)

Adjournment

Next Meetings:

April 13th

April 20th

May 4th